

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

historic name Lipsett Building

other names/site number Pickford Area Historical Society Museum

## 2. Location

street & number 175 Main Street ☐ not for publication

city or town Pickford Township (Pickford) ☐ Vicinity

state Michigan code MI county Chippewa code 033 zip code 49774

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination     request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets     does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

    national     statewide x local

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

MI SHPO  
State or Federal agency/bureau or Tribal Government

In my opinion, the property     meets     does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

    entered in the National Register     determined eligible for the National Register

    determined not eligible for the National Register     removed from the National Register

    other (explain:) \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

Lipsett Building  
Name of Property

Chippewa Co., MI  
County and State

## 5. Classification

### Ownership of Property

(Check as many boxes as apply.)

|                                     |                  |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private          |
| <input type="checkbox"/>            | public - Local   |
| <input type="checkbox"/>            | public - State   |
| <input type="checkbox"/>            | public - Federal |

### Category of Property

(Check only **one** box.)

|                                     |             |
|-------------------------------------|-------------|
| <input checked="" type="checkbox"/> | building(s) |
| <input type="checkbox"/>            | district    |
| <input type="checkbox"/>            | site        |
| <input type="checkbox"/>            | structure   |
| <input type="checkbox"/>            | object      |

### Number of Resources within Property

(Do not include previously listed resources in the count.)

| Contributing | Noncontributing |              |
|--------------|-----------------|--------------|
| 1            |                 | buildings    |
|              |                 | district     |
|              |                 | site         |
|              |                 | structure    |
|              |                 | object       |
| 1            | 0               | <b>Total</b> |

### Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/A

### Number of contributing resources previously listed in the National Register

0

## 6. Function or Use

### Historic Functions

(Enter categories from instructions.)

Commerce/Specialty Store

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### Current Functions

(Enter categories from instructions.)

Recreation and Culture/Museum

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Commercial Style

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### Materials

(Enter categories from instructions.)

foundation: Concrete

walls: Brick

\_\_\_\_\_

roof: Asphalt

other: Metal/Steel (storefront and cornice)

\_\_\_\_\_

Lipsett Building  
Name of Property

Chippewa Co., MI  
County and State

---

### Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### Summary Paragraph

The Lipsett Building is a two-story flat-roof red brick store building constructed in 1912 to house the Lipsett agricultural implements and hardware store. Standing on a poured concrete foundation whose walls rise nearly a full story above grade at the back, the forty foot wide by one hundred foot deep building displays a symmetrical front with recessed central entry flanked by large store windows downstairs and three paired windows upstairs. The main floor is one large space except for a small storage area partitioned off at the back and a staircase in one of the rear corners. It is finished with its original elaborately detailed pressed metal ceiling. The second story is unfinished, with a row of round metal columns down the center supporting the timber roof structure. The former store space now houses the Pickford Area Historical Society Museum, with the second story used for museum storage.

---

### Narrative Description

The building faces south on the main street in the center of the unincorporated village of Pickford. It stands directly on the sidewalk line, and is located a short distance west of the village's central intersection, with a bank building next door to the east and commercial buildings to the west. The small business district contains several other buildings dating from the same time period as Lipsett along Main Street, including another old hardware store building that, built the same year, is located almost directly across the street. An early twentieth-century gambrel-roof former woolen mill building also stands nearby a block off Main. Pickford is located in a rural area about twenty-five miles directly south of Sault Ste. Marie in the far eastern Upper Peninsula.

The store stands on ground that slopes to the rear or north so that, while the front entry on Main is at grade, the poured concrete rear wall of the basement rises only about two feet above grade, and a shallow cut leads to a broad at-grade double-door central rear entry. The basement's exposed side and rear walls contain several low windows, some covered or blocked up. Cut into the top of the foundation at the base of the brick superstructure, these all had low segmental-arch heads formed of brick. Some of the heads have been rebuilt flat.

The building's red brick walls are laid in American bond three bricks thick with headers every sixth course. The long side walls contain no windows. The rear façade contains four single windows downstairs and three paired windows upstairs, the windows all capped with segmental-arch brick heads. The original wood rear windows have been replaced with new ones each containing a single-light upper and slider lower section.

The front façade was restored to something close to its original appearance in 2004-05. The street level, between a broad brick pier at each end, contains a broad slant-sided recessed central entry flanked by a broad double window on either side. The windows rise above low bulkheads and the whole storefront rises to a tall transom of large nearly square lights that spans the whole front above a simple slightly projecting metal structure that presumably once served as a canopy for the awning mechanism. The storefront trim, including the bulkheads, is all of metal and, except for the awning canopy (present in early photographs), was installed in 2004-05 replacing an older storefront that had been heavily modified since the hardware closed in 1982. The brickwork above rises to a projecting concrete beltcourse that also serves as the sills for the paired double-hung second-story windows. The beltcourse has been repaired to eliminate substantial spalling. The windows are topped by splayed brick caps. A simple metal cornice, similar in appearance to the long ago removed original one and to one on another 1912 building across the street, was part of the 2004-05 work.

The building's basement is finished with a concrete floor. Three rows of columns running from front to back support the upper stories. The center row is comprised of alternating square concrete and eight-by-eight-inch wood posts, the outer of rows of wood posts – all supporting eight and one-half or nine-inch by fourteen-inch wood beams. The space is currently used simply for storage, but the long-range plan is to use the basement for repair/storage and for display of larger agricultural equipment.

Lipsett Building  
Name of Property

Chippewa Co., MI  
County and State

The main floor, used today as the Pickford Area Historical Society's local history museum exhibit space, forms a single large room except for a staircase to the second story in the northeast corner and a small area along the rest of the rear (north) wall partitioned off by the historical society as office/storage space and containing a lavatory. The partition rises only about three-fifths of the way to the thirteen-foot height ceiling so that the upper parts of the back windows are visible from the main part of the floor and light from them helps illuminate the museum space. A single central row of round metal columns supports the upper story. The flooring is of maple.

The interior's primary decorative finish is its white-painted original pressed metal ceiling, which spans the entire space except for the staircase area at the northwest corner. The ceiling has a shallow cove treatment around the outer edges and in the center from front to back encases the beam that carries the upper story. The central areas between the outer edges and central beam area are finished in a pattern of square panels outlined by raised egg-and-dart moldings, with raised ribs between them also outlined the same way. The surfaces of the coved area around the edges, the central beam, and the narrow strips outlining them are all enriched with ornament. The pressed metal ceiling is comprised of components made by the Eller Manufacturing Company of Canton, Ohio, manufacturers of "Eller's 'Perfect-Fit' Steel Ceilings." The ceiling is very similar to "Italian Renaissance" design no. 2489 in the company's 1910 catalog (page 10) and is comprised of the following components:

- Square plates forming main part of ceiling, plate model no. 2459 (page 86 in catalog)
- Filler model no. 2435, flat area around perimeter of areas of square plates (page 128)
- Cornice model no. 720 forming main cornice of room and also part of detail on center beam (page 155)
- Cornice model 2452 forming lower trim band on sides of center beam (page 158)
- "Colonial Filler" model 1801 along bottom of the center beam (page 128)

A four-foot wide wooden dogleg staircase in the northeast corner provides access to the second story. To meet code, the downstairs part of the staircase is now enclosed with ceiling-height partitions, but the upper run to the non-public second story rises in the open. The upper flight from the square corner landing retains its original open wooden railing, with turned balusters and square-plan newels with large ball finials. The upper newel displays slotted and rosette details more suggestive of 1890 than 1912 work.

The second story is a single open space with unfinished pine plank floor, bare brick walls, and another single central row of round metal posts supporting I-beams that support the flat timber roof structure, exposed to view. This space is used for storage at present.

The historical society purchased this building in 2001 and in 2004-05 undertook an extensive project to undo some severe deterioration and restore lost historic features. The work, much of it carried out by Northern Restoration and Waterproof Systems of Traverse City, involved removal of a gable roof, with sheet metal front and rear gables, installed by a previous owner, and restoration of the old flat roof. It included replacement of spalling, moisture-damaged brick, repair of a massive crack in the masonry along the north wall, and replacement of the deteriorated previous storefront, renovated after the hardware use ended, with one that far more closely resembles the original.

Lipsett Building  
Name of Property

Chippewa Co., MI  
County and State

## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

### Areas of Significance

(Enter categories from instructions.)

Architecture

Commerce

### Period of Significance

1912-62

### Significant Dates

1912

### Significant Person

(Complete only if Criterion B is marked above.)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

John B. Irwin, Sault Ste. Marie, MI, contractor

### Period of Significance (justification)

Date of construction to fifty-year cutoff.

### Criteria Considerations (explanation, if necessary)

N/A

Lipsett Building  
Name of Property

Chippewa Co., MI  
County and State

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

Sault Ste. Marie, Michigan, businessman James L. Lipsett had this brick store building constructed in 1912 to house his farm implements and hardware business, part of a small chain of stores he owned in Sault Ste. Marie and the nearby villages of Pickford and Rudyard. The building housed the Lipsett Hardware, managed by Verne L. Lipsett, and then the Harrison Hardware until 1982. In its early days, prior to the construction of a separate Lipsett Garage in 1918, the building also housed Lipsett's Ford automobile agency, with an auto display in the front window. A front corner of the store also served as the location of the Pickford post office from 1933 to 1946 after the building in which it was previously located burned. The building was purchased by the Pickford Area Historical Society in 2001 and restored over the next several years to house the society's local history museum. The Lipsett Building meets national register criterion A for housing a key business in the village's business district and meets criterion C as a representative early twentieth-century store building that retains much of its early twentieth-century character and finishes, including its ornate pressed metal ceiling.

---

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

Pickford began in 1877 with the establishment of Charles W. Pickford's farm, apparently located just outside the area of the present village. A 1906 *The Pickford Clarion* article cited Samuel Roe, who arrived soon after, as the "first resident pioneer of the village." Many additional settlers began to arrive shortly after, mostly, like Pickford, coming from Ontario, developing the beginnings of an agricultural district in an area that was wilderness only a few years earlier. Charles and his brother Thomas H. Pickford soon established the settlement's first store, the Pickford Brothers general store, and in 1880 Charles W. Pickford became the first Pickford postmaster. By 1883 the settlement, the business center of an already established Pickford Township, had an estimated population of about one hundred according to the Pickford entry in the state gazetteer and business directory of that year. The 1883 gazetteer noted that the village is "in a good farming region. Grain is the chief article of shipment," the shipping point then being Sault Ste. Marie, twenty-four miles to the north. The 1885 gazetteer reported grain, cattle, and hogs as primary exports.

In 1887 the Minneapolis, St. Paul & Sault Ste. Marie Railway was completed across the Upper Peninsula to Sault Ste. Marie, Michigan, as part of a line that soon connected to east coast ports. The line did not run by Pickford, but passed by well to the west-northwest. The site of a depot and siding established along the line at a point about twelve miles west-northwest of Pickford soon developed into a village named Rudyard. Rudyard became the shipping point for Pickford's agricultural exports. The 1883 Rudyard history notes that the area's main crop, hay, "came from as far as beyond the Pickford and Stalwart area" (4), Stalwart being located eight miles southeast of Pickford village. The hay, hauled by horse-drawn wagons, was stored in two large warehouses on a Rudyard railroad spur pending shipment. Hay has remained a primary Pickford area export down to the present.

Pickford has never been an incorporated village; thus there are no official population statistics for it during the early days. Estimates of the village population in the state gazetteer and business directory range from one hundred during the 1880s to 400 in the 1893-1901 period, to a peak of 500 as of 1903, then down some to 300 and then 250 by the late 1910s. The local *Clarion* newspaper in 1906 estimated the village's population at 600. In any event the village served as the market center for the developing agricultural district around it. A roller mill that produced flour and feed for the local market, built in 1889 and rebuilt in 1890 after the first was destroyed by fire, operated into the 1930s.

In 1899 F. H. Taylor made the first formal plat of land in the village bordering Main Street on the north. During the coming years Pickford entered into a small-scale boom. The Taylor Block, a three-story wooden commercial building with a meeting hall in its third story, was built in 1902 and the first bank, the Bank of Pickford, established in 1906. In 1908 a small group of local businessmen established the Pickford Woolen Mill. Employing local labor, it went into operation in 1909 producing yarn and cloth from local wool and to fill the local needs. In 1917 the mill became part of the operation of the Soo Woolen Mills of Sault Ste. Marie.

Lipsett Building  
Name of Property

Chippewa Co., MI  
County and State

The Lipsett Hardware was an important product of Pickford's early twentieth-century agriculture-based boom. The state gazetteers show that Sault Ste. Marie agricultural machinery and implements dealer James L. Lipsett had stores in both Pickford and Rudyard, in addition to his main Sault Ste. Marie store, by 1908. An advertisement for J. L. Lipsett's stores carried in the Pickford paper in January 18, 1912, lists the following lines of goods offered:

Special Sale on all Winter Goods – Cutters, Sleighs, Robes, Fur Coats, Blankets, etc., etc. at your own price. Come in and be convinced.

All the Leading Lines in Machinery Carried. The best Binders, Mowers, Rakes, Cream Separators, Steam and Gasoline Engines, Hay Presses, Threshers, Plows, Seed Drills, Disc and Drag Harrows, Land Rollers, Cultivators, Fanning Mills, Wagons, Buggies, Washing Machines, Churns, etc.

All styles of Woven and Barb Wire, Single and Double Gates, Cement and Building Material.

Always in the Market for Hay.

Horses Bought and Sold.

Bale Ties Wholesale and Retail.

A New carload of Cutters Just Arrived.

Good Dry Hardwood delivered anywhere in town for \$2.00 per cord.

]

James L. Lipsett first appears in the gazetteer's Sault Ste. Marie section in the 1879 edition, listed as a blacksmith. In the 1887 edition, he is listed as proprietor of a livery stable, and by 1893 as a farm implements dealer with store on Ashmun Street. For a period from around 1902-03 to around 1905-06 Lipsett wore several hats – as partner with James A. Douglas in Lipsett & Douglas, farm machinery, and with James Sinclair in Lipsett & Sinclair, contractors, as well as sole proprietor of the Lipsett "sale stable," all these located at 567 Ashmun. Lipsett (1854-1938) came to Sault Ste. Marie, Michigan, in 1875 from Ontario. His obituary indicates he was a blacksmith for ten years but also ran a livery and stage operation from 1880 to 1887. During this time period he also completed a contract for twelve miles of railroad grade work. "Mr. Lipsett started one of the first farm machinery and implements businesses in the Sault which was the start of the present Lipsett enterprises in Chippewa county. For a time he was in the construction business as a member of the firm of Lipsett and Gregg, and at that time (the late 1880's) built the Ferguson block and five brick buildings at Fort Brady [at Sault Ste. Marie]." Lipsett also served as a mayor of Sault Ste. Marie and for thirty-three years as president of the Central Savings Bank.

Plans by Lipsett to build a new brick or block building to house his Pickford branch store were reported in an article, "Will Build Cement Block," in the December 21, 1911, Pickford paper. The article noted that "The local store has enjoyed a good trade in the implement business and when the new building is ready for occupancy a full line of hardware will be carried, giving Pickford the second hardware store." The newspaper reported the forthcoming opening of the new store in a few days in its August 29, 1912, edition. "The building is 40X100 ft., two stories and a basement under all. It is a modern building thruout and is a credit to the firm, to Contractor Irvin, and to Chippewa county. The interior is finished in polished hardwood, pure white walls with handsome pressed steel ceiling. A large elevator is installed in the building, which is the first brick store building in Pickford." John B. Irwin of Sault Ste. Marie was the contractor; no architect is identified. Irwin is listed in the state gazetteer's Sault Ste. Marie section as a carpenter beginning with the 1895-96 edition and as a contractor beginning in the 1903 edition. The Sault Ste. Marie city directories list him as a contractor through the 1944 edition.

Verne L. Lipsett, one of James' sons, served as manager of the Pickford store from before the 1912 building was constructed and assumed ownership by the mid-1920s (the 1925-26 state gazetteer shows him as the store's proprietor). Verne Lipsett became a Ford dealer the same year that the new store opened and the building housed his dealership, with cars displayed in the store's front windows, until he built a separate V. L. Lipsett Garage in 1918 (V. L. Lipsett remained a partner in this automobile and service garage business, later Lipsett Chevrolet, until 1960).

The Lipsett and then the Harrison Hardware occupied this building until 1982. Verne Lipsett ran the Lipsett Hardware until 1953, when he and wife Belle S. Lipsett sold the property to Harvey R. and Margaret Blair and Lewis H. and Etta Marie Harrison. Blair and Harrison continued the business as Lipsett Hardware until 1960, when Harvey R. Blair sold out his half interest in the Lipsett Hardware business to former partner Lewis H. Harrison and the business became Harrison

Lipsett Building  
Name of Property

Chippewa Co., MI  
County and State

Hardware. In 1968 the Blairs sold their half of the property to the Harrisons, who ran it until 1979. A 1972 store advertisement reflected:

In 1876, the homesteaders of the Pickford area couldn't visualize a future with:

- Plastic pipe for plumbing
- Aluminum ladders
- Chain saws
- Paint in aerosol cans
- The 10 speed bicycle
- Automatic electric blankets
- Blenders
- AM-FM Transistor radios
- Plastic pails
- Snowmobile suits

Today, all these products are available at the Trustworthy Store.

Harrison Hardware

Clifford R. Waybrant owned the store during its last three years in operation from 1979 to 1982. Beginning as an agricultural implements and machinery store that offered hardware and other side lines appropriate to this rural area with its agriculture-based economy and transitioning over the years into what we think of today as a hardware store, the store served as a key commercial institution in the Pickford area.

During its agricultural implements/hardware store years the building also served some other uses. For about fifteen years, from 1933 to 1946, following a fire that destroyed several downtown buildings including the former post office in November 1932, the Pickford post office occupied space on the first floor in the store's southwest front corner. The unfinished upper floor was used occasionally for meetings and the basement had some use in the 1930s as a "shooting gallery" where small-arms matches were sometimes held (Pete Thompson oral interview, Pickford Area Historical Society).

After 1982 the building, with a remodeled storefront, then housed several shops. In 1985 it was given a gable roof atop the old flat one. Then, in 2001, the Pickford Area Historical Society purchased the building. During 2002 the society began a fund-raising campaign to rehabilitate the building. Volunteers removed interior partitions to reopen the first-floor space, and the space was opened for "limited displays" that August. The pressed metal ceiling was repaired and painted in 2003, and the major exterior work – brickwork repairs, restoration of the front, and removal of the gable roof and restoration of the flat one – carried out in 2004-5. The replica front cornice was installed in May 2011.

## Architecture

Pickford's small business district also contains several other brick commercial buildings dating from the early twentieth-century boom period, including another building directly across the street that, also built in 1912, was almost identical to Lipsett in outside appearance but now has a much modernized storefront and more altered interior. Constructed beginning a few months after Lipsett, this Sandelman Building initially housed the Sandelman & Co. dry goods store but in 1917 became the home of another large hardware operation. The Lipsett Building stands today as a representative example of early twentieth-century small-town brick commercial architecture. Like many other early twentieth-century commercial buildings, the Lipsett Building utilizes a design that is simple and straightforward, providing very ample space and a solid structure, well lit from front and back, but without architectural "frills," including references to historic architectural styles. Even the (restored) lid cornice is a no-nonsense affair that provides a simple visual cap for the front.

The Lipsett's most outstanding architectural feature is its highly intact pressed metal ceiling. Ornamental pressed metal ceilings (and wall finishes) came into great popularity in the late nineteenth century as a cheaper and more durable substitute for ornamental plasterwork. They were part of a much broader development of architectural metalwork of all kinds – ornamental metal building fronts; pressed metal exterior cladding in place of wood, brick, or stone; cornices; and roofing material – that reached a peak of use during the same late nineteenth and early twentieth-century time period. The pressed metal technology made possible an infinite variety and degree of complexity in designs – ornamental work that was far beyond what could be accomplished in plaster at an affordable price. Manufacturers of pressed metal ceiling and wall material were to be found in many parts of the nation, but Canton, Ohio, located near great steel mill centers such as



Lipsett Building  
Name of Property

Chippewa Co., MI  
County and State

Pittsburgh, Pennsylvania, and Youngstown, Ohio, became an important center for the industry. By 1900 Canton was the home of three leading manufacturers, the Berger Manufacturing Company; Canton Steel Ceiling Company (based in New York, but with the plant in Canton), and the Eller Manufacturing Company. These companies' early twentieth-century catalogs, each a thick volume containing hundreds of designs for whole ceilings and ceiling components – Berger's 1908 "*Classik Metal Ceilings Catalogue Number 12*" contains 420 pages – illustrate both the immense variety of designs and the artistic creativity of the firms' designers and artisans. Eller's 183-page 1910 catalog states that the company, the successor to J. H. Eller & Co., was then in its twentieth year of making metal ceilings (Eller, Introductory, np). Like Berger and some other large-scale manufacturers, Eller designated its designs by style, such as "Gothic," "Colonial," or "Italian Renaissance." While the stylistic attributions sometimes seem forced, the intent seemed to be to assist clients in selecting models for the various ceiling components that complemented one another. The Lipsett Building's ceiling closely follows a design for an entire "Italian Renaissance" ceiling, design no. 2489, illustrated in page 10. This design uses stock components illustrated later in the catalog. Lipsett also makes use of additional stock designs (not from the ceiling design) to ornament the sides and bottom of the covering for the beam that spans the building's center from front to back. Lipsett's pressed metal ceiling is a fine example of the type during its prime years and remains highly intact.

---

**Developmental history/additional historic context information** (if appropriate)

---

**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Bill of Sale for Lipsett Hardware business, Harvey R. Blair to Lewis H. Harrison 1/30/1960. Copy in working file.

Chippewa County Register of Deeds. Warranty Deeds (copies in working file):

Fred and Clara Green to James L. Lipsett 12/20/1911

Verne L. and Belle S. Lipsett to Harvey R. and Margaret Blair and Lewis H. and Etta Marie Harrison 10/10/1953

Harvey R. and Margaret Blair to Lewis H. and Etta Marie Harrison 4/16/1968

Frank R. Daley to Pickford Area Historical Society 8/13/2001

Pickford Area Historical Society. Historical information about the Lipsett Building summarized from oral histories and personal knowledge. Copies in working file.

*The Pickford Clarion*, Pickford, MI.

"A Credit to Pickford," 12/21/1911

Advertisement for J. L. Lipsett, 1/18/1912

"New Store Opens Monday," 8/28/1912

Pickford Pioneer News Committee. *Pickford Pioneer News. Pickford Pioneer News Edition*. Pickford, MI, 1972.

Pickford Public Schools. *A History of Pickford Area Pioneer Families*. 2<sup>nd</sup> ed. Pickford, MI, 1973.

Polk, R. L., & Co. *Michigan State Gazetteer and Business Directory*. Detroit, MI. 1875-1925 editions.

Polk, R. L., & Co. *Sault Ste. Marie City Directory*. Detroit, MI. 1911-50 editions.

Pressed Metal Ceiling Catalogs (R.O. Christensen):

- Berger Manufacturing Co., "*Classik Metal Ceilings. Catalogue Number 12*." Canton, OH, 1908.
- Canton Steel Ceiling Co. "*Canton Steel Ceilings. Catalogue D*." NY, c. late 1910s.

Lipsett Building  
Name of Property

Chippewa Co., MI  
County and State

- Eller Manufacturing Co. *Eller's "Perfect-Fit" Steel Ceilings. Catalog No. 20.* Canton, OH, 1910.

*Sault Evening News*, Sault Ste. Marie, MI  
"J. L. Lipsett Passes Away at Home Here," 7/11/1938

**Previous documentation on file (NPS):**

☐ preliminary determination of individual listing (36 CFR 67 has been requested)  
☐ previously listed in the National Register  
☐ previously determined eligible by the National Register  
☐ designated a National Historic Landmark  
☐ recorded by Historic American Buildings Survey # \_\_\_\_\_  
☐ recorded by Historic American Engineering Record # \_\_\_\_\_  
☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

☒ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☐ Local government  
☐ University  
☐ Other  
Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** Less than one  
(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1                                   
Zone Easting Northing

3                                   
Zone Easting Northing

2                                   
Zone Easting Northing

4                                   
Zone Easting Northing

**Verbal Boundary Description** (Describe the boundaries of the property.)

Parcel A: The west 6 ft of Lot 24, and Lot 25, except the west 8 feet thereof, Block 1 of Frank H. Taylor's Addition to the Village of Pickford, according to the plat thereof recorded in Liber 2 of Plats, page 49, Chippewa County Records.

Parcel B: A parcel of land located in Lot 25, Block 1, Frank H. Taylor's Addition to the Village of Pickford, more particularly described as commencing at the southwest corner of said Lot 25; thence east along the south line of said Lot 25 a distance of 5.94 feet to an existing building corner and the Point of Beginning; thence continuing east along said south line a distance of 2.06 feet to a point on the east line of the west 8.00 feet of said Lot 25; thence north along said east line a distance of 99.74 feet; thence west a distance of 1.91 feet to an existing building corner; thence south along the west along the west line of said existing building a distance of 25 feet; thence west a distance of 3.00 feet; thence south a

Lipsett Building  
Name of Property

Chippewa Co., MI  
County and State

distance of 34.00 feet; thence east a distance of 3.00 feet to a point on the west line of said existing building; thence south along said west line a distance of 40.74 feet to the Point of Beginning.

**Boundary Justification** (Explain why the boundaries were selected.)

Includes the whole property on which the building stands.

---

**11. Form Prepared By**

name/title R.O. Christensen, national register coordinator  
organization MI SHPO date August 2012  
street & number 702 W. Kalamazoo St. telephone 517/335-2719  
city or town Lansing State MI zip code 48909-8240  
e-mail [Christensenr@michigan.gov](mailto:Christensenr@michigan.gov)

---

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

---

**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property:** **Lipsett Hardware**  
**City or Vicinity:** **Pickford Township (Pickford)**  
**County:** **Chippewa** **State:** **Michigan**  
**Photographer:** **R.O. Christensen**  
**Date Photographed:** **July 2012**

**Description of Photograph(s) and number:**

01 of 14: West and south facades  
MI\_Chippewa\_LipsettHardware\_0001.tif

Lipsett Building  
Name of Property

Chippewa Co., MI  
County and State

- 02 of 14: South façade  
MI\_Chippewa\_LipsettHardware\_0002.tif
- 03 of 14: South façade storefront detail  
MI\_Chippewa\_LipsettHardware\_0003.tif
- 04 of 14: South and east facades  
MI\_Chippewa\_LipsettHardware\_0004.tif
- 05 of 14: North and west facades  
MI\_Chippewa\_LipsettHardware\_0005.tif
- 06 of 14: East and south facades  
MI\_Chippewa\_LipsettHardware\_0006.tif
- 07 of 14: 1<sup>st</sup> floor interior near SW corner, looking SW  
MI\_Chippewa\_LipsettHardware\_0007.tif
- 08 of 14: 1<sup>st</sup> floor interior looking NNW along west wall  
MI\_Chippewa\_LipsettHardware\_0008.tif
- 09 of 14: 1<sup>st</sup> floor interior looking NNE toward NE corner  
MI\_Chippewa\_LipsettHardware\_0009.tif
- 10 of 14: 1<sup>st</sup> floor interior looking SSW toward front  
MI\_Chippewa\_LipsettHardware\_0010.tif
- 11 of 14: 1<sup>st</sup> floor interior, ceiling detail showing center front-to-back beam area  
MI\_Chippewa\_LipsettHardware\_0011.tif
- 12 of 14: 1<sup>st</sup> floor interior, ceiling close-up  
MI\_Chippewa\_LipsettHardware\_0012.tif
- 13 of 14: 2<sup>nd</sup>-floor staircase, NE corner of building, looking north  
MI\_Chippewa\_LipsettHardware\_0013.tif
- 14 of 14: 2<sup>nd</sup> floor looking SSW from west end  
MI\_Chippewa\_LipsettHardware\_0014.tif

---

**Property Owner:**

(Complete this item at the request of the SHPO or FPO.)

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

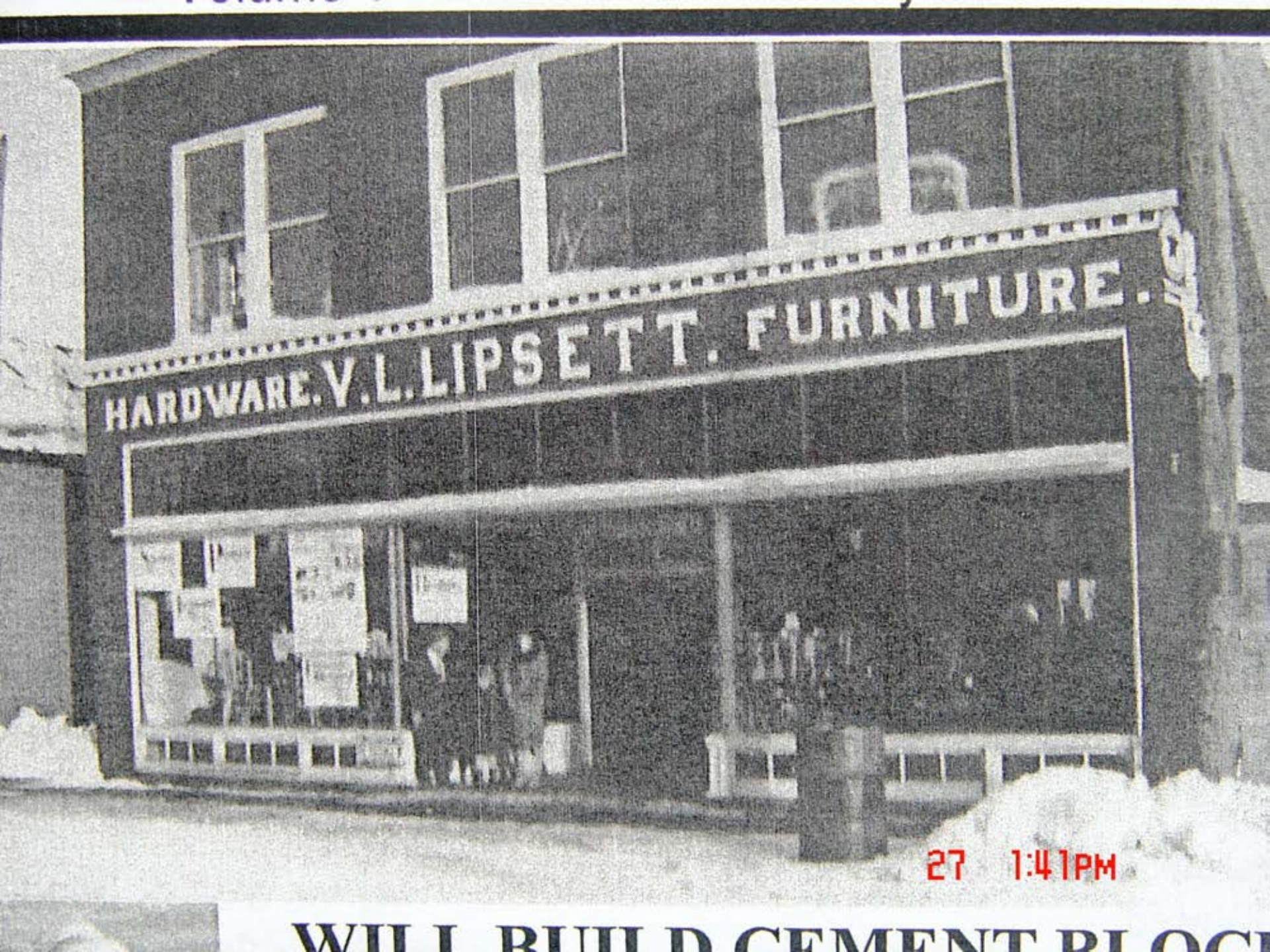
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

# Lippsett Hardware Building

Presented by Robert Christensen





HARDWARE. V.L. LIPSETT. FURNITURE.

27 1:41PM

WILL BUILD CEMENT BLOCK









MUSEUM

PICKFORD HISTORICAL  
MUSEUM

QUILTS



MUSEUM

PICKFORD HISTORICAL  
MUSEUM

QUILTING





FOR SALE  
STREET  
e  
906-647-3000

161

137

MUSEUM

PICKFORD HISTORICAL  
MUSEUM

PICKFORD  
HISTORICAL  
SOCIETY















































